

Total floor area 118.8 m<sup>2</sup> (1,279 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed.

#### GENERAL INFORMATION

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band D

FACEBOOK & TWITTER

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Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

CFP/CFP/06/24OK REM

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT  
EMAIL: carmarthen@westwalesproperties.co.uk

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**42 Dan Y Cwarre, Carway, Kidwelly, SA17 4JA**

- MID TERRACE
- FOUR BEDROOM
- TWO RECEPTION ROOMS
- GARDEN
- HEATING - GAS
- TOWNHOUSE
- MASTER EN-SUITE
- OFF ROAD PARKING
- CLOSE TO FFOS LAS RACECOURSE
- EPC - B

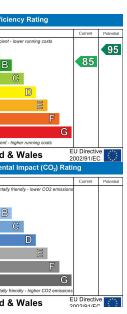
**£180,000**

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***The Agent that goes the Extra Mile***





Welcome to this fantastic four-bedroom mid-terrace townhouse located in the village of Dan Y Cwarre, Carway, Kidwelly. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family.

As you step inside, you'll be greeted by a well-designed layout that offers both space and comfort. The property features four bedrooms, providing ample space for a growing family or those in need of a home office. The master bedroom comes with the added luxury of an en-suite shower room, offering a private sanctuary for relaxation.

One of the highlights of this townhouse is the off-road parking, ensuring convenience for you and your visitors. Additionally, the rear garden provides a lovely outdoor space with a paved area and decked area, ideal for enjoying a morning coffee or hosting summer barbecues.

Whether you are looking to purchase your first home or looking for your next family home, with easy access to local amenities, this property offers the best of both worlds. Don't miss out on the opportunity to make this charming townhouse your new home.

Situated in Ffos Las just off the cusp of Carway in the second development. Carway is conveniently situated approximately seven miles to Llanelli, Twelve miles to Carmarthen and eighteen miles to Swansea so is ideal for commuting. Carway has been developed in recent years much thanks to the prestigious Ffos-Las race course. There are public transport links between the major towns and for children there is a local primary school.



## DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 3rd exit onto A484, At the roundabout, take the 3rd exit and stay on A484, At the roundabout, take the 2nd exit and stay on A484, Turn left onto B4300

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.